

Property Location: 45 DONALD AV

Vision ID: 3291

Account #3344

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 16:20

CURRENT OWNER

MOLINARI ELENA LE

45 DONALD AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

210,100

Appraised Value

127,700

82,000

400

210,100

Assessed Value

127,700

82,000

400

210,100

1006

45T LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

125,800

2016

101

124,600

2015

101

124,600

2017

101

80,100

2016

101

77,800

2015

101

77,800

2017

101

400

2016

101

400

2015

101

400

Total:

206,300

Total:

202,800

Total:

202,800

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

INTERIOR REMODELED 2ND KIT & 3/4 BATH

IN BMT. 2004

BUILDING PERMIT RECORD

VISIT/CHANGE HISTORY

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

04/28/2004

04/05/2004

05/06/1992

09/06/1990

06/12/1980

317

317

107

131

500

3

1

22

2

3

MEAS+INSPCTD

LEFT NOTICE

MAILER SENT

MEASURED

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

9,000 SF

9.11

1.0000

5

1.0000

1.00

MA

1.00

1.00

9.11

82,000

Total Card Land Units:

0.21 AC

Parcel Total Land Area:

0.21 AC

Total Land Value:

82,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	477		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			107.62
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			182,409
AC Type	01		NONE	AYB			1955
Bedrooms	2			EYB			1987
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %			30
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	2			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			70
Bsmt Garage	1			Apprais Val			127,700
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	96	7.48	1988	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,193		21.56	25,720	
EFP	ENCL PORCH	0	30		32.28	969	
FFL	1ST FLOOR	1,373	1,373		107.62	147,757	
PAT	PATIO	0	270		5.58	1,507	
WDK	WOOD DECK	0	430		15.02	6,457	
Ttl. Gross Liv/Lease Area:		1,373	3,296	1,695		182,409	

